065.A	0001	0191.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	871,900	/	871,900
USE VALUE:	871,900	/	871,900
ASSESSED:	871,900	/	871,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 191

Owner 1:	MEYER-TURKSON NICOLAS PIERRE P
Owner 2:	MEYER-TURKSON LYDIA
Owner 3:	
Street 1:	191 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STUDERBAKER SCOTT P -
Owner 2:	RIBEIRO BRANCA M T -
Street 1:	191 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1877 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	868,600	3,300		871,900
Total Card	0.000	868,600	3,300		871,900
Total Parcel	0.000	868,600	3,300		871,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.52 | /Parcel: 464.52

Legal Description

User Acct 146336

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 07/19/18

!5639!

PREVIOUS ASSESSMENT

Parcel ID 065.A-0001-0191.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	868,600	3300	.		871,900		Year end	12/23/2021
2021	102	FV	843,600	3300	.		846,900		Year End Roll	12/10/2020
2020	102	FV	831,100	3300	.		834,400	834,400	Year End Roll	12/18/2019
2019	102	FV	721,500	3300	.		724,800	724,800	Year End Roll	1/3/2019
2018	102	FV	639,000	3300	.		642,300	642,300	Year End Roll	12/20/2017
2017	102	FV	583,200	3300	.		586,500	586,500	Year End Roll	1/3/2017
2016	102	FV	583,200	3300	.		586,500	586,500	Year End	1/4/2016
2015	102	FV	539,600	3300	.		542,900	542,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:31:32

LAST REV

Date	Time
07/19/18	08:06:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5639

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STUDERBAKER SCO	67665-490		7/22/2016		750,000	No	No		
KOENIG SUSAN	27784-423		10/20/1997		233,000	No	No		Y

USER DEFINED

Prior Id # 1:	146336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2009	486	New Wind	8,791					
5/9/2008	455	Redo Kit	14,800			G9	GR FY09	
3/17/2008	248	New Wind	14,335					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7048																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	90 - 7048

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.20940328
Const Adj.:	1.02010000
Adj $ / SQ:	376.282
Other Features:	98500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	973786
Depreciation:	105169
Depreciated Total:	868617

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	0
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	455.30
Special Features:	0	Val/Su Net:	462.76
Final Total:	868600	Val/Su SzAd	462.76

SKETCH

Undisplayed Areas:
GLA: 1877

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,877	376.280	706,282

Net Sketched Area:	1,877			Total:	706,282
Size Ad	1877	Gross Area	1877	FinArea	1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.A-0001-0191.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc